
Z-2283
MICHAEL J. AND EMILY J. LIN
LINWOOD PLANNED DEVELOPMENT
R3W & PDMX TO PDRS

STAFF REPORT
9 March 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, represented by C&S Engineering, are requesting rezoning from PDMX & R3W to PDRS for the purpose of removing four existing buildings on site and constructing a 23-unit (52 bedroom) apartment building and parking structure on property located at the northwest corner of South River Road and Wood Street and including a lot on the south side of Wood Street (101 E. Wood Street) across from the proposed building at 135, 139 and 145 S. River Road, West Lafayette, Wabash 19 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The project in this case is comprised of two separate sites. The building lot (proposed Linwood PD Lot 1) is zoned PDMX; the parking lot (proposed Linwood PD Lot 2) is zoned R3W. Lot 1, located on the NW corner of South River Road and Wood Street, was rezoned from R3W to PDMX in January 2001 (Z-1988). That approval expired when the developer failed to record final detailed plans within two years of being adopted. During the last 5 years, virtually all rezone requests in the surrounding area have been planned developments. Within the same block as petitioners' property there are four planned developments; Woodbury Z-2270, State Street Towers Z-2134, Salisbury Place Z-2105 & Woodwind Condos Z-1265. Lot 2, located on the south side of Wood Street east of South River Road, is zoned R3W as is a large area to the south; to the north is CBW; and to the east is a mix of GB, CBW, Planned Development and some Flood Plain associated with the Wabash River.

AREA LAND USE PATTERNS:

Lot 1 is steeply sloped with three older single-family homes converted to student apartments, and has a total of 11 dwelling units (17 bedrooms) and limited off-street parking. Lot 2 is across Wood Street and has an existing 1-story two bedroom house. Land use south, southwest of this site is residential with both large student apartment complexes and single-family homes converted to multi-family units. To the north along both South River Road and State Street, land use is a mix of retail/commercial and residential. Further west, in the Village, and to the east, in and around the Levee, uses are more commercial. Purdue campus is 3- 4 blocks west, northwest.

TRAFFIC AND TRANSPORTATION:

The building site for this project is located on Lot 1 at the northwest corner of Wood St and South River Road (US 231). A separate parking lot is shown on Lot 2, across Wood Street to the south, one lot west of the intersection with South River Road. All but seven (7) of the fifty-two (52) parking spaces are on Lot 1, in one of three locations: Eight (8) surface spaces on the east side of the building, with access from South River Road; twenty-nine (29) spaces in the parking structure, interior to the building, with access from Wood Street; and eight (8) surface spaces on the west side of the building with access off the alley. The parking lot, on Lot 2, across Wood Street to the south, contains 7 surface spaces only. A single bike rack is located next to the dumpster at the northwest corner of the building lot with access from the alley. The negotiated

parking standard for this project is one space per bedroom. Petitioner has agreed that leases will restrict occupancy to one person per bedroom, thereby assuring the need for only 52 parking spaces for residents. In addition, parking spaces will be assigned.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana-American water are available on site. Significant use of landscape material shown on Lots 1 and 2 give the project 27.20% green space. A dumpster for use by residents is located on the alley within a 3-sided, 6-foot tall wood fence enclosure. Ground floor apartments with outside patios are enclosed with a 30" tall metal railing.

STAFF COMMENTS:

Petitioners' original PD, adopted in 2001, allowed a mix of commercial and residential uses. Five years after receiving West Lafayette Council approval, the same petitioners and site are back with a new request and new concept. The project no longer includes space for commercial land use. A quick survey of vacant commercial/retail space within a half mile radius of this site has convinced the owners to design a planned development exclusively for residential use.

Petitioners' plans show the replacement of four older converted single-family residences with a new apartment building designed to fit the steeply sloped site with 4 stories in front facing South River Road and 2 stories to the rear facing the alley. The existing older homes have a maximum occupancy of 26 persons. The new building would have a maximum occupancy of 52 persons. APC and West Lafayette City staff supports the "1-bed/1-parking space" negotiated because the project is close to campus, and the lease restrictions are fixed through the PD process.

The last West Lafayette PD approved in this area was adopted by City Council last month. That project, less than 125' west of petitioners' site, was also designed for use as student apartments. Staff comments supporting the project included:

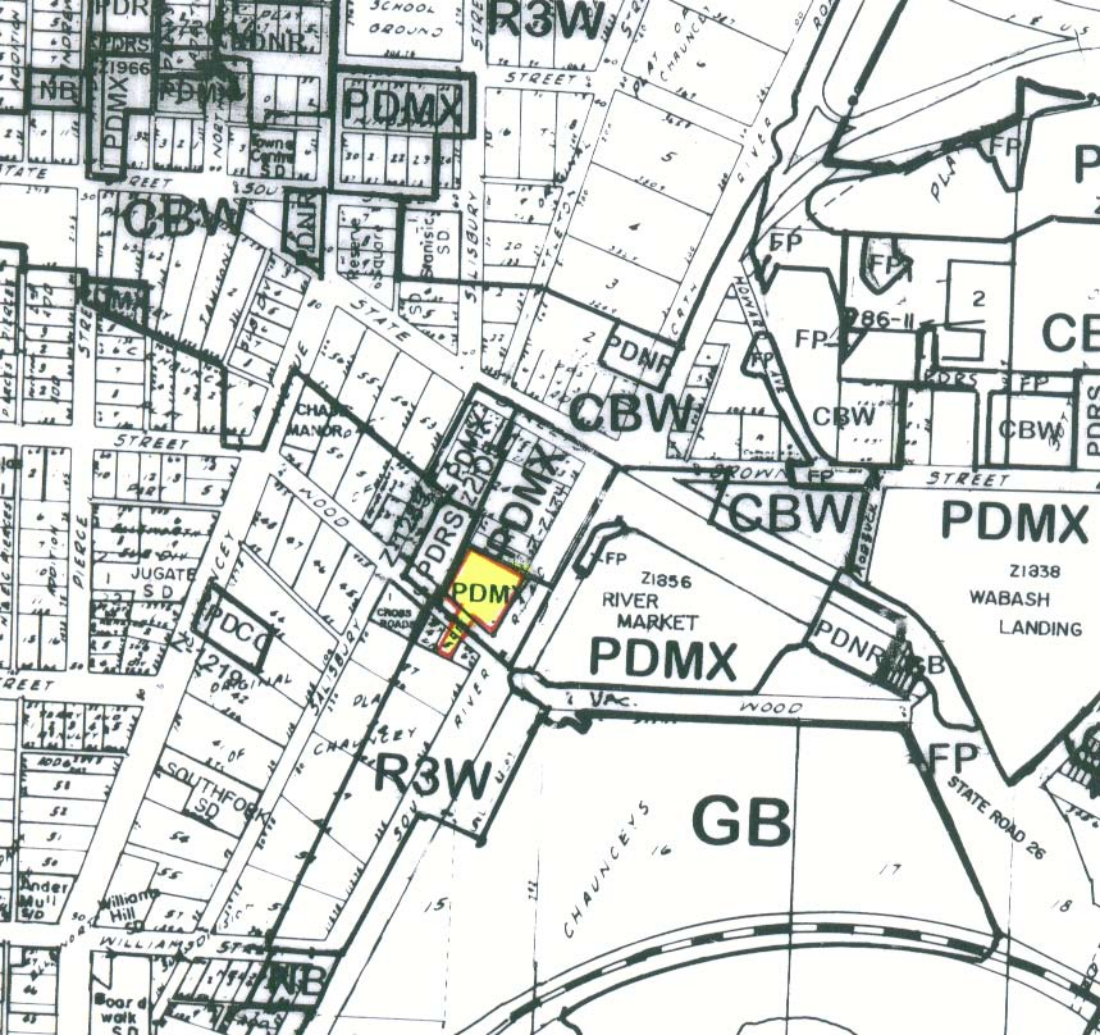
"Efforts by the city to work with near campus neighborhoods north of the Village include a history of supporting neighborhood preservation and reintroduction of families and owner-occupied housing in those areas less suitable for student housing while also encouraging appropriate higher density student apartments closer to campus in neighborhoods primarily student populated. This site, south of State Street is surrounded by student apartments and is consistent with the city's philosophy of appropriate student rental housing close to campus."

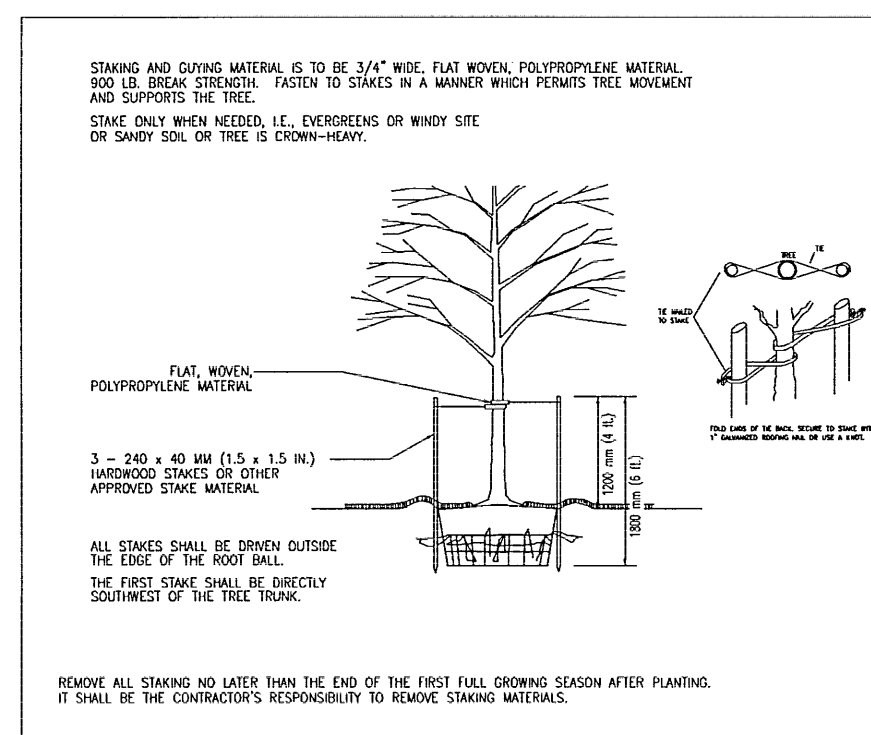
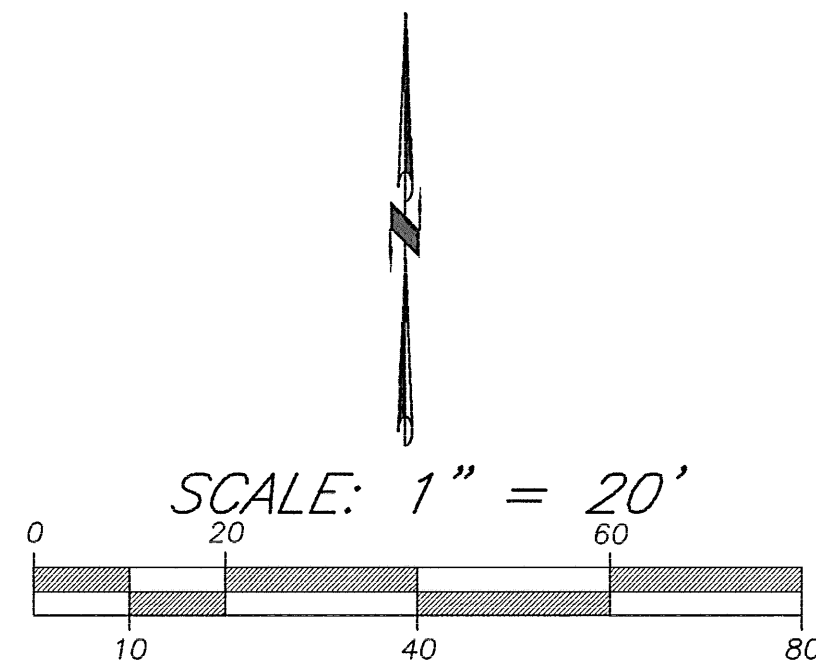
The location and proximity of this current site, 3-4 blocks east of the Village, makes it ideal for student or staff housing. Redeveloping substandard converted single-family homes south of State Street with purpose-built rental housing in an area already dominated by Purdue student rentals is a request both APC and City staff can support.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of *NewUZO 2-27-10* for submission of Final Detailed Plans, signed off by those noted in that section, to include:

1. correcting the cover sheet to read **R3W and** PDMX to PDRS
2. all sheets (other than the preliminary plat) that make up the approved Preliminary Plan;
3. a final plat, per *NewUZO* Appendix B-3-2 as applicable;
4. final approval of landscape plan and plant schedule by the West Lafayette Greenspace Administrator;
5. an INDOT-approved curb cut on South River Road, with revised drawings should the location or dimensions of the curb cut change.

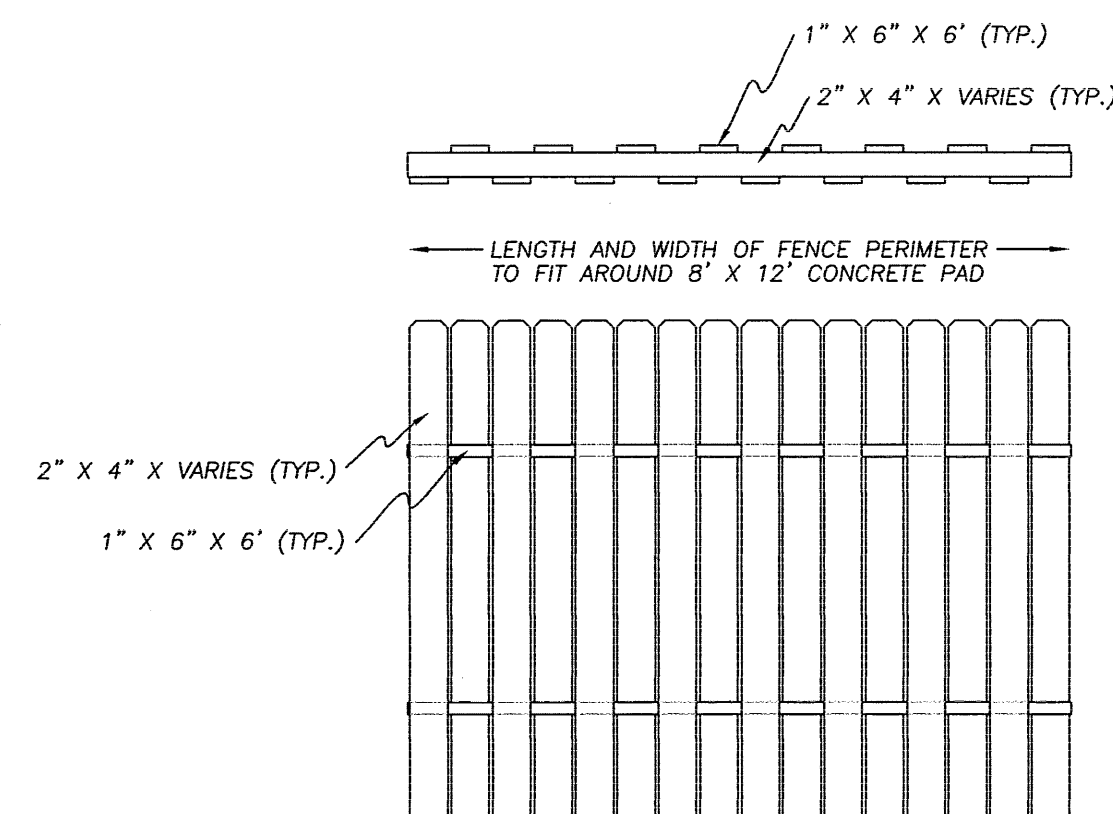
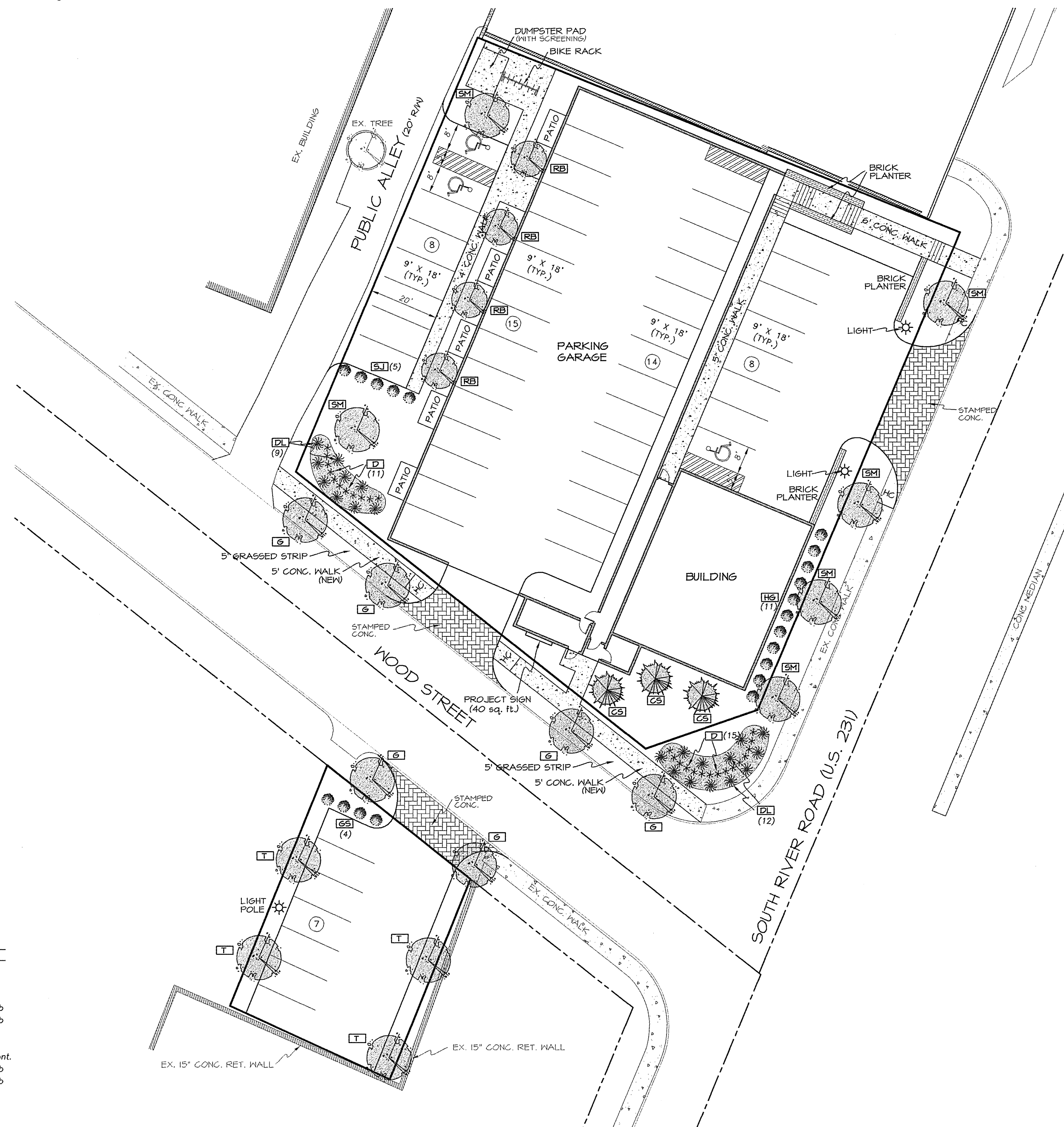




TREE STAKING DETAIL, TREES 3" CALIPER OR LESS
SCALE: NOT TO SCALE

Key	Quantity	Botanical Name	Common Name	Size
[CS]	3	Picea pungens	Colorado Spruce	6'
[D]	26	Daffodils	Perennials	1 gal.
[PL]	31	Daylilies	Perennials	1 gal.
[G]	6	Ginkgo biloba (male only)	Ginkgo	2 1/2" b&b
[CS]	4	Spirea x bumalda 'Goldflame'	Goldflame Spirea	2 1/2" b&b
[HS]	11	Itea virginica 'Henry's Garnet'	Shrub	3 gal.
[RB]	4	Cercis Canadensis	Redbud Tree	3 gal.
[SJ]	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18"-24" cont.
[SM]	6	Acer saccharinum	Sugar Maple	2 1/2" b&b
[T]	4	Liriodendron tulipifera	Tulip Tree	2 1/2" b&b

NOTE: All final details for the landscaping plan will be approved by the City of West Lafayette as part of the final detailed plans submittal for this project.



NOTE: USE 4' X 4' CORNER POSTS SET 36" IN THE GROUND.

WOODEN FENCE DETAIL FOR DUMPSTER PAD
NOT TO SCALE

NOTE: Proposed dumpster is to be screened. Owner, at his option, may use textured (split-face) block, brick, similar material in lieu of the wooden fence as shown.

GREENSPACE CALCULATION (per Muhl Architecture)

BUILDING LOT AREA	= 22,649 s.f.
GREEN SPACE AREA	= 6,163 s.f. OR 27.21%
PARKING LOT ACROSS ST. AREA	= 3,386 s.f.
GREEN SPACE AREA	= 920 s.f. OR 27.17%
TOTAL PROJECT AREA	= 26,035 s.f.
TOTAL PROJECT GREEN SPACE	= 7,083 s.f. OR 27.20%

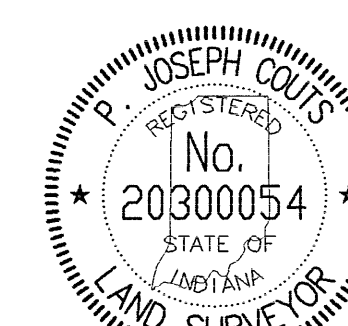
PROPOSED PARKING

FIRST FLOOR	= 37 Spaces (1 Accessible)
ALLEY	= 8 Spaces (2 Accessible)
ACROSS STREET	= 7 Spaces
TOTAL SPACES	= 52 Spaces (3 Accessible)

NOTE: Parking spaces will be assigned to tenants.

NOTES:

1. Exterior lighting for the parking lots will be by three free-standing poles as shown. All other lighting will be placed on the building and will include wall paks, or similar.
2. Existing utilities, as shown on the existing conditions sheet, will be used for the new building. Sanitary lateral to be checked by the City of West Lafayette. The proposed building will be sprinkled.
3. Location of driveway entrance on South River Road subject to INDOT approval.
4. All parking spaces are to be assigned. If no tenant requiring an accessible unit is residing in the apartment building, the indicated accessible spaces may be used by assigned tenants not requiring an accessible parking space.
5. Lease restrictions shall provide that occupancy shall be limited to only one unrelated person per bedroom.



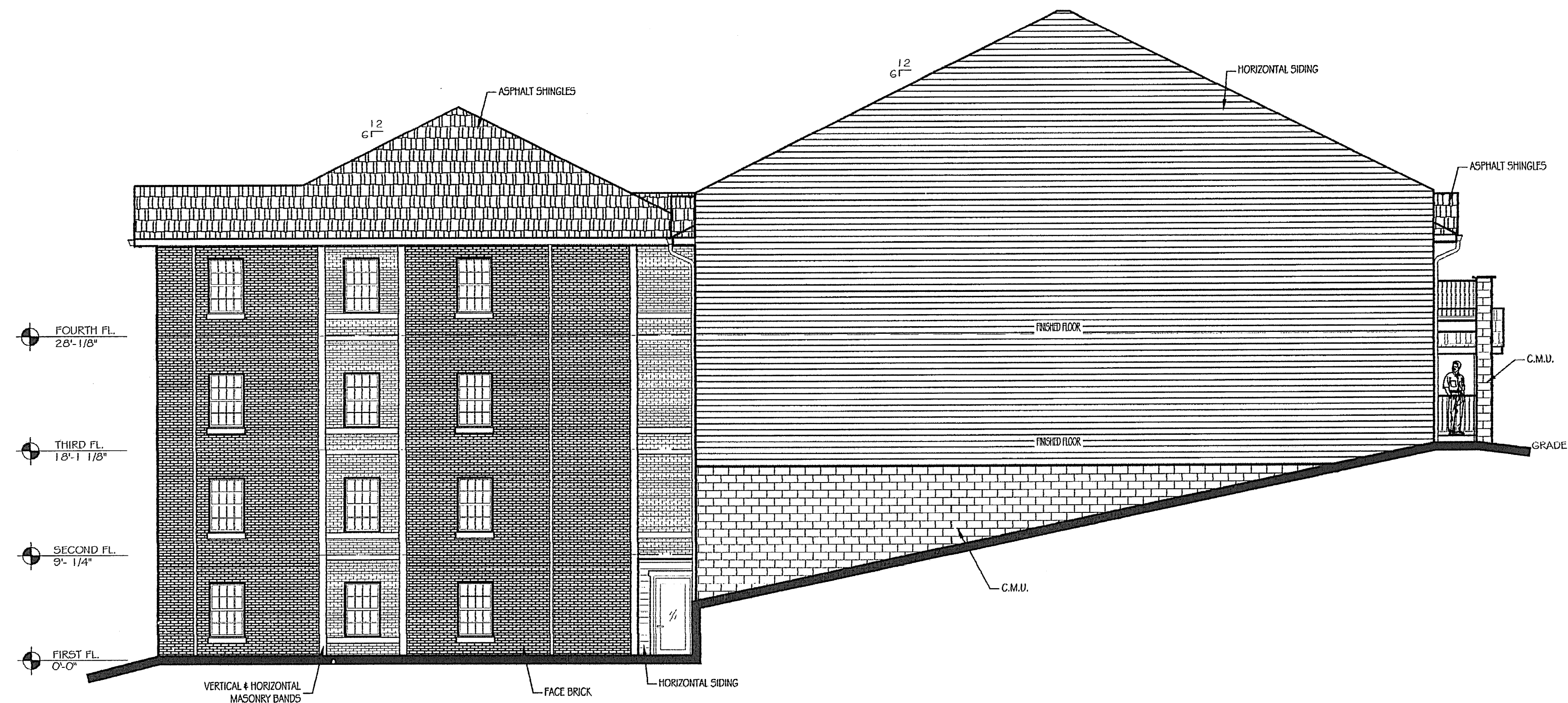
C&S ENGINEERING
Civil Engineers Land Surveyors

996Draft.dwg

SITE DEVELOPMENT PLAN
LINWOOD PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

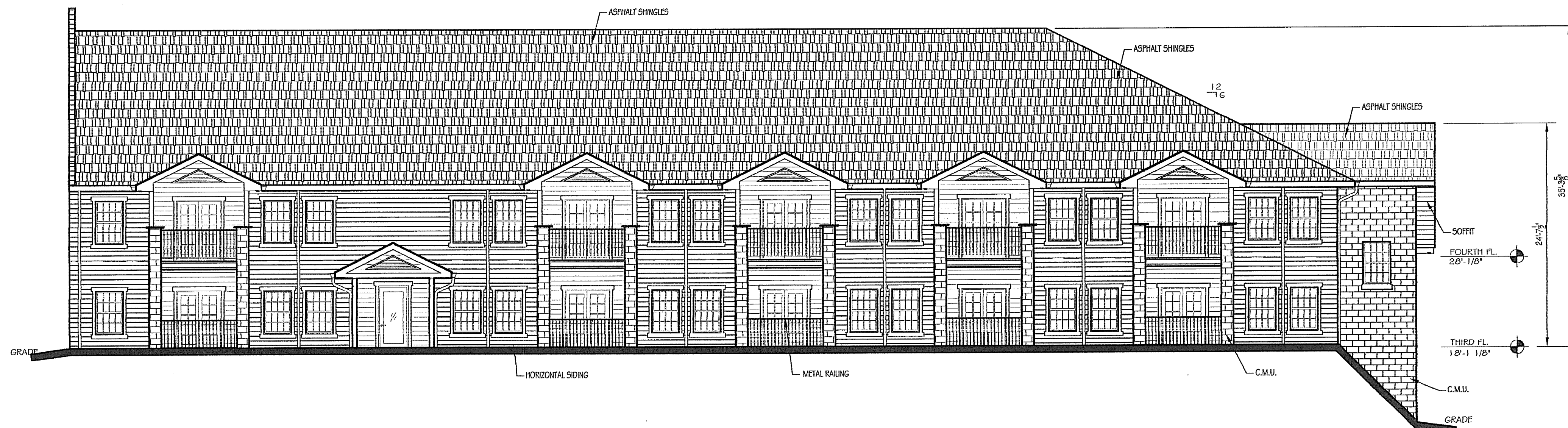
NO.	DATE	BY	REVISIONS	SCALE	DRAWN BY	DATE	SHEET NUMBER
1			4		GAB	2/22/06	2
			3		PJC		
			2				

1719 Monon Avenue, Lafayette, IN 47904 Ph: (765) 429-4191 Fax: (765) 429-4194



NORTH ELEVATION

SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'

C&S ENGINEERING
Civil Engineers Land Surveyors

NORTH & WEST ELEVATION VIEWS
LINWOOD PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

REVISIONS				DRAWN BY		SCALE		Sheet Number	
NO.	DATE	BY		ABD		1/8" = 1'		8	
1		3		PJC	1/30/06				
		4		N/A	N/A				

1719 Monon Avenue, Lafayette, IN 47904 Ph: (765) 429-4191 Fax: (765) 429-4194

REV	BY	DATE	DESCRIPTION

WAHL ARCHITECTURE, P.C.
ARCHITECTURE • PLANNING • DESIGN

211 Alabama Street
Lafayette, IN 47901
Phone (765) 429-5880 Fax (765) 429-6668

WOOD ST. APARTMENTS
WOOD ST.
West Lafayette, Indiana

DATE:
1-26-06
DRAWN BY:
DMM
CHECKED BY:
GKW
JOB NO.
0515

A-6

ELEVATIONS

